

COMM SE COR OF NE1/4, RUN W 523.
CONT W 523.43 FT, N 982.65 FT, E
982.26 FT TO POB, AKA PRCL# 10.

HUTCHISON DAVE/HUTCHISON DONNA
PO BOX 644
FORT WHITE, FL 32038

2026

30-6S-16-03986-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	30616.00	1.00/

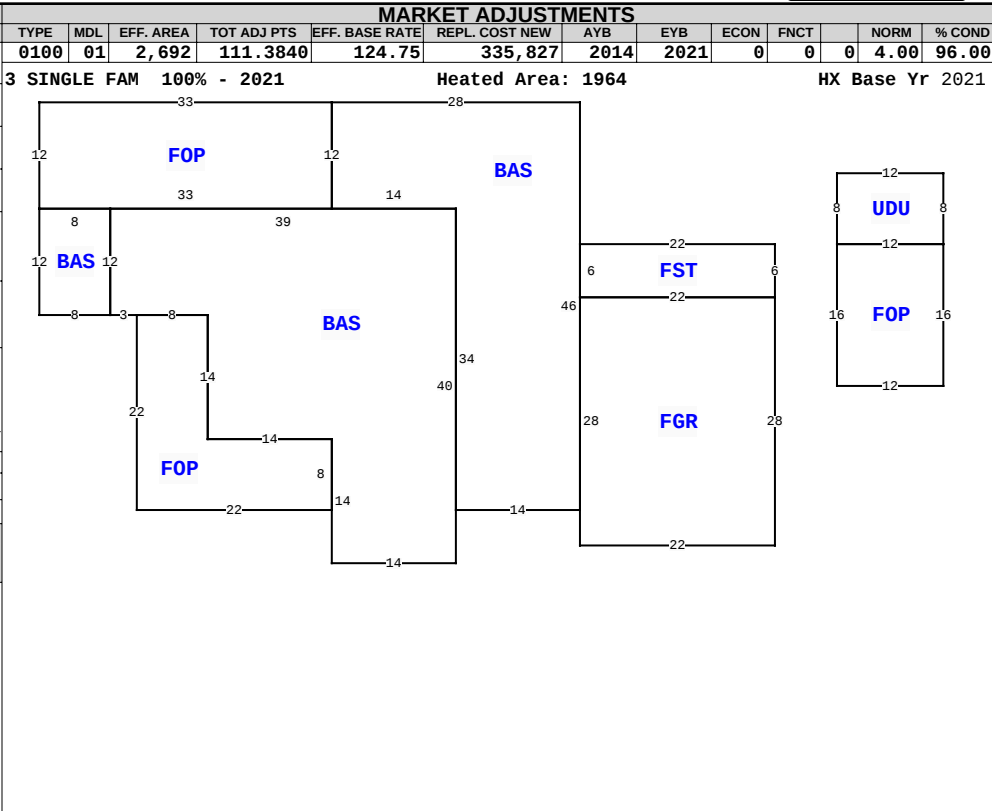
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	11,497
BAS	812	100		812	97,245
BAS	1,056	100		1,056	126,467
FGR	616	55		339	40,598
FOP	192	30		58	6,947
FOP	288	30		86	10,300
FOP	396	30		119	14,251
FST	132	55		73	8,743
UDU	96	55		53	6,348

TOTALS	3,684			2,692	322,394
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00
2	0166	CONC, PAVMT	0 100	25	23	1.00	UT	1,437.50	1,437.50
3	0282	POOL ENCL	0 100	28	42	1,176.00	UT	15.00	15.00
4	0280	POOL R/CON	0 100	0	0	516.00	UT	70.00	70.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	11.93

REVIEW DATE 06/22/2021 BY JB



542 SW ANGEL GLN, FORT WHITE	BLD DATE	LGL DATE	04/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
49,060									

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49,060									

Total Acres: 11.93 Total Land Value: 107,370 Market: 0 Agricultural: 0 Common: 107,370

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		322,394	
TOTAL MARKET OB/XF VALUE		49,060	
TOTAL LAND VALUE - MARKET		107,370	
TOTAL MARKET VALUE		478,824	
SOH/AGL Deduction		155,785	
ASSESSED VALUE		323,039	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		272,317	
TOTAL JUST VALUE		478,824	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		483,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052633	Storage Building	23,188	03/18/2025
000041525	Screen Enclosure	12,000	03/16/2021
41014	SFR		12/14/2020
40539	ADDN SFR	0	09/16/2020
31889	SFR	428	04/15/2014
14953	M H	125	01/15/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1260/0893	8/21/2013	WD U	I	12	
GRANTOR: PROCESSING CONSULTANT					SALE PRICE
GRANTEE: DAVE & DONNA HUTCHI					
1260/0891	6/03/2011	QC U	I	11	42,900
GRANTOR: JOSE & BEATRIZ LENTI					
GRANTEE: PROCESSING CONSULTA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[ORIG=0,0] W39 S12 E3 E8 S14 E14 S14 E14 N40 \$					
BAS=[ORIG=14,-12] W28 S12 E14 S34 E14 N46 \$					
FGR=[ORIG=14,10] E22 S28 W22 N28 \$					
FOP=[ORIG=-47,-12] E33 S12 W33 N12 \$					
FOP=[ORIG=-36,12] S22 E22 N8 W14 N14 W8 \$					
FOP=[ORIG=43,4] E12 S16 W12 N16 \$					
FST=[ORIG=14,4] E22 S6 W22 N6 \$					
UDU=[ORIG=43,-4] E12 S8 W12 N8 \$					
BAS=[ORIG=-47,0] E8 S12 W8 N12 \$					

OTHER ADJUSTMENTS AND NOTES									

PRINTED 10/09/2025 BY SYS